

SILVER CITY RESORT
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6/2004

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RULES & REGULATIONS FOR SILVER CITY MORRO BAY

Silver City - Morro Bay is a "senior Resident" (community Resident is 55 years of age or older) RE:
Federal Fair Housing Act - Public Law 104-76

1. INTRODUCTION:

(A) The Rules & Regulations have been written to encourage Residents to cooperate with the Owner and promote the enjoyment and convenience of all Residents in the Community.

(B) Whenever the terms "Owner's approval" or "approval of Owner" or other similar terms are used they mean that the Owner's prior written approval must have been obtained by Resident. If Owner's prior written approval is required, Resident shall submit a written request to Owner which describes the action Resident proposes to take and requests Owner to give prior written approval. All complaints, except emergencies, must be presented to Owner in writing by Resident. If a complaint is against another person, that person must be named. The words "he" and / or "she" are used interchangeably and / or generically and not necessarily to restrict it to "he" or "she".

(C) A annual inspection will be made of Community mobile homes to complete a summary of repairs, improvements, appurtenances or accessory structures.

2. USE OF FACILITIES AND DEFINITIONS:

Residents and guests have the right to use the premises and community facilities only if they comply with conditions of tenancy. "Residents" includes all of Resident's employees, guest, invitees, permits, or licensees or other persons in the Community or on the premises at the invitation, request or tolerance of Resident. Guests must comply with conditions of tenancy in the same manner as Residents. "Community" means this Mobile home Community and "Community Facilities" means those areas and facilities of the Community which are generally open to use by Residents and guests. "Premises" means the real property rented to Resident by Owner, including "Community Facilities". "Owner" means the co-owner / partner, partners, directors, representatives, officers. "Policies" means all of the provisions of this document, other policies and documents referred to and incorporated in the Lease / Rental Agreement. These definitions shall apply unless the term is defined in a different manner or the context in which the term is used indicates that a different meaning is intended.

****MOLD:** Resident is responsible for moisture, accumulated water and mold. Resident is responsible for mold cleanup. Any discovery of mold in or about the mobile home must be cleaned up promptly.

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(A) Actions of any nature which may unreasonably be determined to constitute a substantial annoyance or nuisance to other residents or management are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. Quiet time is intended to prohibit loud television noise, or any of the actions or behavior described in this paragraph which disturbs the peace of other residents and guests.

(B) Intentional or negligent conduct which is a danger to persons or property is not permitted.

(C) Residents shall not trespass on any Resident's homesite or on any area which is not open for general use by Residents or guests.

(D) All Community property which is not for use of Residents and guests, including but not limited to gas, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Owner shall be avoided and not used, tampered or interfered with in any way.

(E) No exterior spray painting is permitted in the Community. Residents are responsible for any damage or injury to persons or property which result from such painting.

(F) Except for charcoal and gas barbecues NO FIRES are permitted.

(G) Radios, televisions, CD's, tape players, musical devices and other noise makers must be used so as not to disturb others.

4. RECREATIONAL FACILITIES:

(A) Recreational facilities' hours are posted. The facilities will be closed from time to time for repair and cleaning.

(B) Age restrictions require that person of a certain age be accompanied by the Resident when using the facilities.

(C) Alcohol may not be consumed in areas of the Community which are open to Residents and guests, without Owner's consent.

(D) Food or drink is not allowed in kitchen, dining room or other designated areas without Owner's consent.

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(E) Scheduling of functions in "Rec. Hall" may be accomplished by contacting office with requested date. No Resident, guest, manager, Owner or representative of Owner will be prohibited from attending any function or event.

(F) There is no charge for use of "Rec. Hall". A \$50.00 deposit will be refunded if facility is left clean with no breakage.

(G) No furniture, equipment or other items provided by the Community for use in the facility may be 'borrowed' or removed.

(H) Resident shall accompany their guest in the "Rec. Hall" facility. Guests must be (18 years) old to use facility. Children of guests must be accompanied by an adult at all times.

(I) Skateboards, roller skates, roller blades or other "fun things" are not permitted in the Community at anytime.

5. PETS:

(A) Pets permitted by terms of lease / rental agreement shall be subject to the following rules and regulations.

(B) The type of pet permitted are small dogs, cats, small birds and other usual household pets approved by Owner. Pets must be on leash when out side in the Community. Pets must be registered with office and pet agreement on file.

(C) Owner has right to restrict the number of pets the Resident is allowed to keep in the Community,

(D) Owner may revoke permission to keep any pet which annoys or disturbs the peace and quiet of any person (including but not limited to barking, growling or snarling) or does any injury or damage to persons or property within the Community. A (5) five day written notice of pet rule violation will be the first notice to vacate the Community.

(E) Pets may be exercised in the Community, to and from the "Pet Corral", etc., but must be on a leash.

(F) Pets are not allowed in "Rec. Hall", laundry, restrooms and other public areas generally open to Residents of the Community, even when carried in arms.

(G) Pets must be licensed and inoculated, record for Pet Agreement to be on file at Community office as required by law.

(H) Pet 'residue' must be removed by Resident pet keeper.

(I) Any pet found unattended shall be sent to animal shelter for impound.

(J) Guests are not permitted to bring pets into the Community without Owner's permission.

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6. GUESTS:

Residents are responsible for Resident's guests. Owner will be notified of extended stay of Resident guests.

7. HOMESITE MAINTENANCE AND APPEARANCE:

(A) Residents shall maintain homesite, mobilehome, landscaping, structures and other items attached to or placed thereon in a clean well kept fashion.

(B) Detachable hitches and wheels are only items permitted to be stored under mobilehomes. All mobilehomes must be 'skirted'.

(C) Approved outdoor patio furniture may be used on patio, porch, yard, etc., at Resident's homesite.

(D) No items may be 'stored' outside of mobilehome or storage shed unless approved by Owner. This includes, but is not limited to, overstuffed furniture, appliances, household cleaning items, tools, garden equipment, refuse, debris, litter or ANY item Owner finds unsightly in appearance.

(E) No items are to be hung out to dry or air at any place in the Community. No outside clotheslines will be allowed.

(F) Garbage and refuse will be placed in approved containers. Residents will be expected to comply with trash removal requirements.

(G) No flammable, combustible or explosive fluid, material, chemical or substances will be stored at the Resident's homesite. No items of a hazard nature or anything that would increase Owner's insurance rate is permitted in the Community.

(H) Streets and parking areas will be kept clean and free of oil leaks and other substances.

(I) Residents absent from the Community for vacation or other extended time shall make arrangements for the care and maintenance of homesite while absent.

8. COMPLIANCE WITH LAW AGENCIES:

All mobilehomes in the Community must comply with all federal, state and local laws and ordinances. This includes, but is not limited to, the requirement that all mobilehomes bear any required insignia or current license of approval. Proof of current insurance must be on file in office records for inspection.

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11. LANDSCAPING:

(A) Prior to commencing any landscaping Resident shall submit a detailed landscaping plan to Owner for approval. Any landscaping installed without approval shall be removed within ten (10) days of receipt of written notice.

(B) Landscaping shall be completed within sixty (60) days effective from date work is first commenced.

(C) All landscaping shall be maintained at all times.

(D) Fences shall be 6 or 8 inch plank width dog-ear boards 5 feet height, maximum. Redwood, pine, cedar etc., NO WIRE FENCE.

(E) Decorator rock, bark and other similar materials must be edged to prevent these materials from spilling or washing into street.

(F) Trees may not be planted without Owner's permission and existing trees may not be removed without Owner's permission.

(G) Due to extensive underground utilities and plumbing Residents must have Owner's permission before digging or driving stakes or rods in the ground.

12. PARKING:

(A) Passenger cars and other vehicles, displaying current license, registration and approved by Owner may be parked in designated parking areas. The term other vehicles includes - pickup trucks, campers, vans, buses, commercial vehicles, boats, RV trailers, motor homes, dune buggies, motorcycles, motor scooters, mini-bikes, mopeds and other two and three wheeled motorized vehicles, electric carts, all other rec. vehicles and motorized transportation, except bicycles.

(B) Vehicle parking on Community streets is not permitted. The Community streets are designated "FIRE LANES."

(C) Residents may park in home site parking area without blocking sidewalks or extend beyond the front of Resident's home into the street. *Owner has no obligation to provide space within the Community for all vehicles belonging to Residents.*

(D) Guests must park in designated guest parking spaces. Residents may NOT park in spaces designated for guest parking.

(E) Temporary parking at Resident's home site or on the street for the purpose of loading and unloading for up to two (2) hours. These limitations do not apply to repair, service, contractors etc. during time service is being performed.

(F) Equipment / vehicles parked in the 'storage' area must be registered with Owner and a Vehicle Storage Agreement kept on file at office.

13. VEHICLES:

(A) Maintenance, repair or other work of any kind on any vehicle, boat or other equipment may not be done at Community home sites.

(B) Vehicles and / or equipment may be 'washed' only in Resident's home site driveway with Resident supervision.

(C) Vehicles and / or equipment with liquid leaks (oil, gas, etc.) must be removed from the Community to protect the streets. Damage from such leakage must be responsibility of Resident.

(D) All vehicles and / or equipment must be licensed and registered as required by law. *Proof of insurance and registration must be filed with Owner.*

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(E) Noisy vehicles and / or equipment are not welcome in the Community and must be equipped for quiet performance at discretion of Owner.

(F) All vehicles are to drive at five (5) mile per hour speed while using Community streets. Pedestrians, bicycles and electric carts have right of way. No 'Junker' or damaged vehicles are allowed in Community.

14. OFFICE:

(A) Office phone is for office business and emergency use only. Do not use the Community number for your personal calls. Fax messages are available by appointment.

(B) Residents must provide keys for their mobile home for office file for emergency and loss replacement.

15. BULLETIN BOARD & SIGNS:

(A) Owner installed bulletin boards may be used by Residents. Owner reserves right in its' sole discretion to monitor bulletin boards.

(B) Signs or placards with Resident name may be posted.

(C) "Auction", "moving sale", "For Sale" or any other signs must be approved by Owner.

(D) Throw-away handbills and door to door solicitation is not allowed.

16. GROUNDS FOR TERMINATION OF RESIDENT BY OWNER:

Resident tenancy in the Community may be terminated by Owner / Management for the following:

(A) Failure of Resident to comply with state law or local ordinance and / or regulations relating to mobile home Community law within time frame determined by appropriate governmental agency.

(B) Conduct of Resident and / or Guest or Guests that constitutes a substantial annoyance / nuisance to other Residents and Owner, with due notice as required by law.

(C) Conviction of Resident / homeowner for a felony, controlled substance offense when the act resulting in such conviction was committed within the Community.

(D) *Failure of Resident to comply with Community rules and regulations as they are amended from time to time.*

(E) Owner / management must give Resident written notice of alleged rule or regulation violation and when Resident has failed to comply with rule or regulation within seven (7) days. If Resident has been served written notice of violation of same rule or regulation on three (3) or more times within a twelve (12) month period after first alleged violation termination proceedings will begin as required by law.

*RULES & REGULATIONS FOR SILVER CITY MORRO BAY***17. NON-PAYMENT OF RENT, UTILITIES OR REASONABLE SERVICE CHARGES:**

(A) If the amount due Owner has been unpaid for a period of eight (8) days from due date and Owner has given Resident / homeowner written three (3) day notice to pay amount due or vacate Community. If Resident / homeowner does not pay amount due prior to expiration of three (3) day notice Resident / homeowner shall be liable for all charges due until Community is vacated. If Resident / homeowner has been given three (3) day notice on three (3) or more occasions within the preceding twelve (12) month period Owner can proceed with termination proceedings as required by law.

18. TRANSFER OF MOBILE HOME (ARTICLE 7.):

Article 7 of California Civil Code Provisions (Effective January 1, 2002) provides that in the event of a sale or transfer of mobile home to a third party, in order to upgrade the Community, the Owner / management may require that subject mobile home be inspected in accordance with Article 7, paragraph 798.3, to be repaired or updated as per inspection summary. Mobile home may be removed from Community in accordance with Article 7, paragraphs 798.70 to 798.75 inclusive.